

FOR LEASE > RETAIL SPACE

# EMPIRE PARK

5088-5120 S 108<sup>TH</sup> ST & 10904-10930 Q ST

OMAHA, NE 68137



Accelerating success.



## Building information

Type of Listing:	Retail for Lease	Intersection:	108 <sup>th</sup> & Q Street
Price:	\$10.00/SF	Submarket:	South Central
Operating Type:	NNN		
Est. Expenses:	\$4.73/SF (2018)		
Available:	Immediately		
SF Available:	10,556 SF		
Min/Max SF:	1,056 – 4,200 SF	Ceiling Height:	10'
Total Building SF:	118,241 SF	Restrooms:	Yes
Year Built:	1979	Parking:	Yes
Center Type:	Neighborhood Center		

## Overview

Grocery anchored shopping center on the northwest corner of 108<sup>th</sup> & Q Street.

The center benefits from strong demographics and traffic counts in the surrounding trade area.

**½ PRICE RENT FOR 6 MONTHS ON A 5 YEAR LEASE!**

<u>Suite #:</u>	<u>SF Available:</u>	<u>Length of Lease:</u>	<u>Negotiable</u>
A4	1,200 SF	TI Allowance:	Negotiable
A5-6	1,620 SF	Rent Escalator:	Negotiable
A7	1,380 SF	Lease Form:	Landlord's
C3	1,056 SF		
C4	1,700 SF		

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawal without notice.*

## Contact us

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## EMPIRE PARK

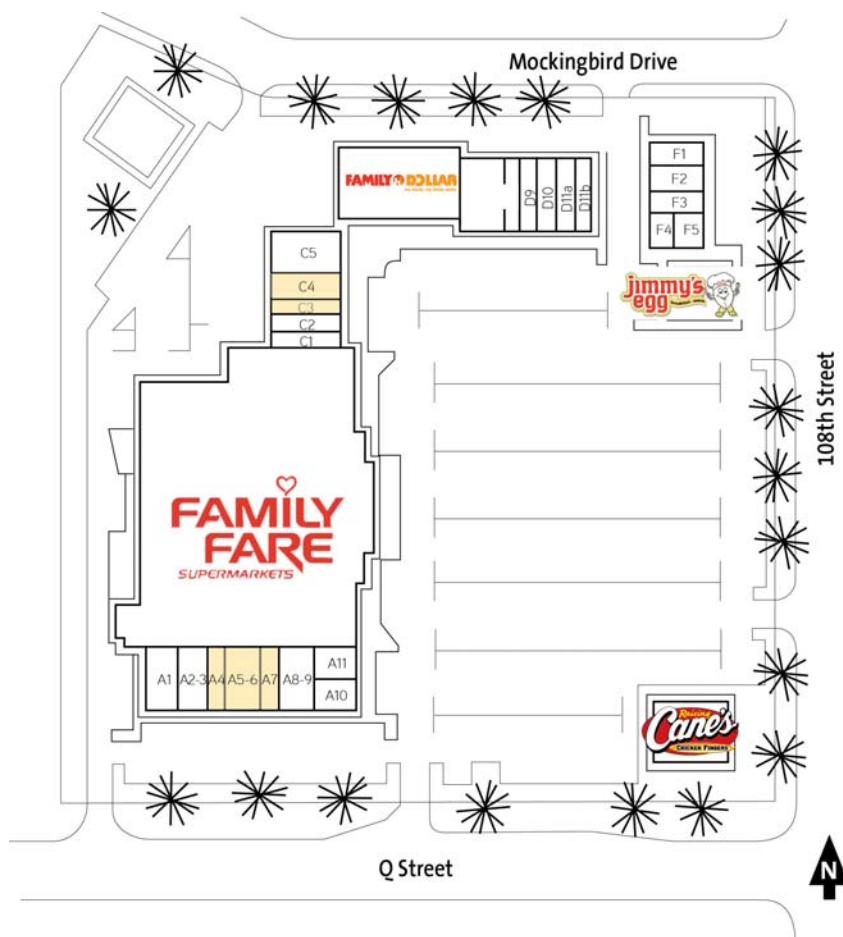
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## Site plan



Bay	Tenant	Sq. Ft.
A1	Celtic Quilts	3,600
A2-3	Celtic Quilts	
A4	Available	1,200
A5-6	Available	1,620
A7	Available	1,380
A8-9	Caterpillar Vapes	
A10	Taqueria Los Compadres	
A11	Adela's Salon	
C1	Twigs	
C2	Wooly Mammoth Yarn Shop	
C4	Available	1,700
C3	Available	1,056
C5	CosmoProf	
D1-5	Family Dollar	
D6-8	Ace Rent to Own	
D9	The Mailroom	
D10	Completely Cat Clinic	
D11a	Cher's Nails	
D11b	No Limitz Hair Design	
F1	Hunan Garden	
F2	American Family Insurance	
F3	Boost Mobile	
F4	Omaha Chiropractic & Acupuncture Center	
F5	Omaha Kraken	

## Pad Sites

1	Jimmy's Egg
2	Raising Cane's

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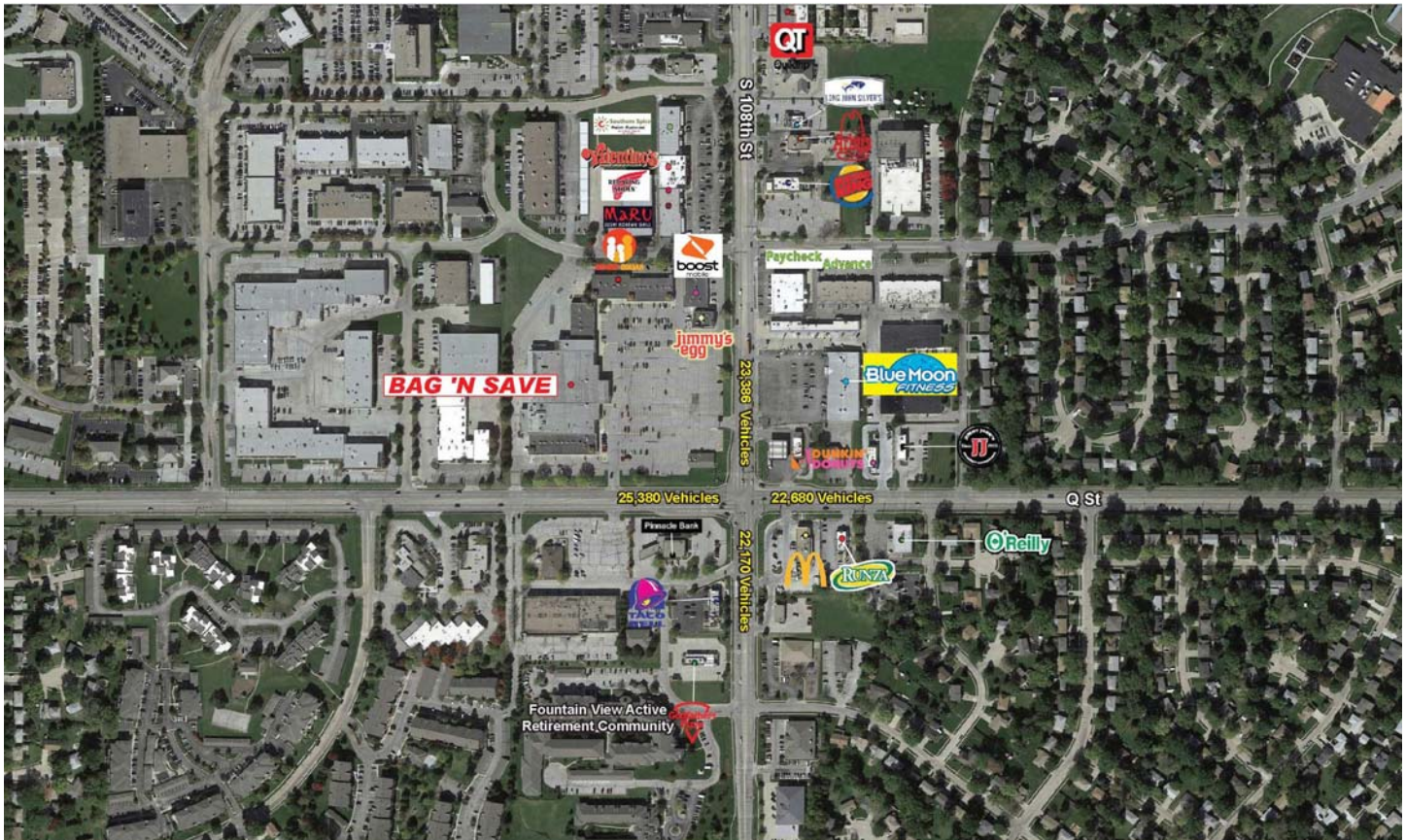
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## Aerial



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## EMPIRE PARK

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## Demographics

## SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Colliers International|Omaha

Lat/Lon: 41.2053/-96.0814

S 108th St & Q St		RS1		
Omaha, NE 68137		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	12,404	81,516	212,923
	2024 Projected Population	13,056	85,788	224,163
	2010 Census Population	11,699	76,616	199,927
	2000 Census Population	11,847	73,813	188,586
	Projected Annual Growth 2019 to 2024	1.1%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019	0.2%	0.5%	0.7%
	2019 Median Age	35.3	37.6	37.4
HOUSEHOLDS	2019 Estimated Households	5,922	35,559	90,154
	2024 Projected Households	6,225	37,404	95,001
	2010 Census Households	5,364	32,523	82,324
	2000 Census Households	5,037	30,166	75,252
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019	0.9%	0.9%	1.0%
RACE AND ETHNICITY	2019 Estimated White	79.3%	83.8%	84.7%
	2019 Estimated Black or African American	4.4%	4.7%	4.5%
	2019 Estimated Asian or Pacific Islander	7.5%	4.1%	4.5%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
	2019 Estimated Other Races	8.2%	6.8%	5.8%
	2019 Estimated Hispanic	11.3%	9.1%	7.9%
INCOME	2019 Estimated Average Household Income	\$75,033	\$83,404	\$88,476
	2019 Estimated Median Household Income	\$68,731	\$70,566	\$74,818
	2019 Estimated Per Capita Income	\$35,820	\$36,401	\$37,601
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.0%	1.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.5%	3.3%
	2019 Estimated High School Graduate	24.3%	23.0%	21.2%
	2019 Estimated Some College	26.6%	24.7%	23.0%
	2019 Estimated Associates Degree Only	10.8%	9.5%	8.8%
	2019 Estimated Bachelors Degree Only	21.2%	24.1%	26.8%
	2019 Estimated Graduate Degree	13.1%	13.2%	15.0%
BUSINESS	2019 Estimated Total Businesses	928	5,837	13,878
	2019 Estimated Total Employees	14,007	75,339	202,521
	2019 Estimated Employee Population per Business	15.1	12.9	14.6
	2019 Estimated Residential Population per Business	13.4	14.0	15.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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page 1 of 1

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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